



# CALLISTO CENTRE

North Leduc Commercial Development

- LEASE / BUILD TO SUIT -

- ▶ Found along Queen Elizabeth II Highway, Alberta's busiest transportation corridor
- ▶ The Edmonton - Calgary corridor enjoys enormous potential to become the region that stands out as one of the most prosperous and best places to do business in North America







## LOCATION & STATISTICS

- Leduc, Alberta - population 29,304 (2015)
- Located off intersection of Sparrow Drive and Sparrow Crescent
- Excellent access to Queen Elizabeth II Highway
- Immediate vicinity of 19 Hotels/Motels
- 5 mins from Edmonton International Airport
- 5 mins from Nisku Business Park
- Alberta population growth 15.4% (2010-2014) - twice the national average
- Traffic Count - See Map

## SITE HIGHLIGHTS

- 10.8 acres developable site area
- General Commercial (GC) Zoning
- 61,200 sqft total leasable area
- Unit sizes ranging from 1,300 sqft (+/-) to 33,900 (+/-) sqft
- High visibility layout
- Drive-thru pad sites
- One to two stories
- Ample parking available

## CONTACT INFORMATION

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\*Concept Plan

**Solar Cittee Developments** would be happy to assist you in developing your business venture into one that is solid, prosperous and successful.